



DOLLAR TREE

2590 Winder Highway | Dacula, GA 30019

OFFERING MEMORANDUM

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

LISTED BY



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

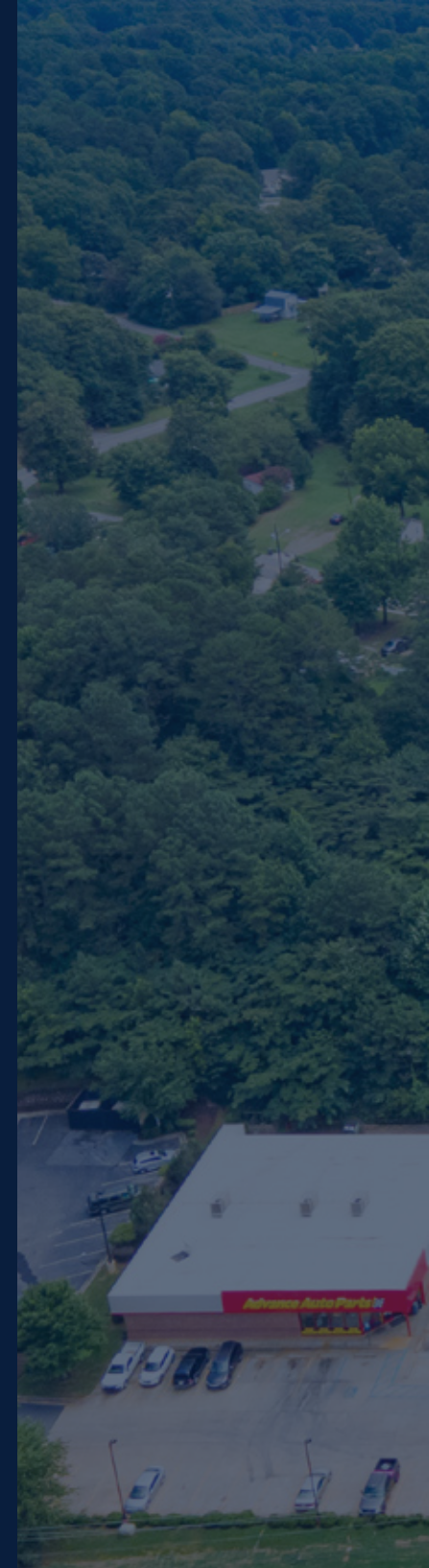




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AREA OVERVIEW



INVESTMENT HIGHLIGHTS

- Dense 5-Mile Population of Over 103,386 People and Quickly Growing
- Wealthy Demographic with an Average Household Income of \$105,985 Per Year
- Surrounded By Many Credit Retailers: Advance Auto Parts, Zaxby's, Dairy Queen, Ect.
- Attractive 10% Rental Increases Every 5 Years
- Recently Renovated by Dollar Tree
- Passive Investment Opportunity with Minimal Landlord Responsibilities
- The Parcel is over 1.50 Acres
- High Yield Investment Opportunity





\$1,575,593

LIST PRICE



\$106,420

NOI



6.75%

CAP RATE

BUILDING INFO

Address	2590 Winder Highway Dacula, GA 30019
GLA	± 8,325 SF
Lot Size	± 1.72 Acres

* The Landlord incurs a monthly non-reimbursed charge of \$200 for sewage usage, thus the Net Operating Income is reduced by \$2,400 per year.



TENANT SUMMARY

Tenant Trade Name	Dollar Tree
Type of Ownership	Fee-Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof and Structure	Landlord
Original Lease Term	10 Years
Lease Commencement Date	6/17/14
Lease Expiration Date	3/31/25
Term Remaining on Lease	± 3.7 years
Increase	10% Every 5 Years
Options	5 X 5-Years

ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	Increases	CAP
Current - 3/31/2025	\$9,068.34	\$108,820.08		6.75%
4/1/2025 - 3/31/2030	\$9,975.17	\$119,702.04	10.00%	7.59%
4/1/2030 - 3/31/2035	\$10,972.67	\$131,672.04	10.00%	8.35%
4/1/2035 - 3/31/2040	\$12,069.92	\$144,839.04	10.00%	9.19%
4/1/2040 - 3/31/2045	\$13,276.92	\$159,323.04	10.00%	10.11%
4/1/2045 - 3/31/2050	\$14,604.67	\$175,256.04	10.00%	11.12%

DEBT QUOTE

Reach out to a Matthews™ Capital Markets agent for financing options:

KEVIN KERN
(512) 705-0295
kevin.kern@matthews.com

Publix.
ATL DISTRIBUTION

Publix.

Dacula
HIGH SCHOOL



Dacula
ELEMENTARY



Dacula
MIDDLE SCHOOL



HARBINS ROAD
± 18,000 VPD

WINDER HWY
± 11,000 VPD



Advance
Auto Parts



TENANT PROFILE

COMPANY NAME

Dollar Tree, Inc.

OWNERSHIP

Public

INDUSTRY

Dollar Stores

HEADQUARTERS

Chesapeake, VA

NO. OF EMPLOYEES

±60,000

DOLLAR TREE®

A DOLLAR TREE COMPANY

Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores, announced that it would buy Family Dollar for \$8.5 billion. On January 22, 2015, Family Dollar shareholders approved the Dollar Tree bid.

Dollar Tree, a Fortune 500 Company, now operates more than ±15,115 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Dollar Tree Canada, and Family Dollar.

GEOGRAPHIC REACH

The Dollar Tree merger with Family Dollar now creates a combined organization with sales exceeding \$23 billion annually with more than 15,115 stores across 48 states and five Canadian Provinces. The merger has allowed Family Dollar to grow offering broader, more compelling merchandise assortments, with greater values, to a wider array of customers.

STRATEGY

Dollar Tree offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Dollar Tree offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day.



15,115+

LOCATIONS



\$23B

2020 REVENUE



1959

FOUNDED

Dacula, Georgia

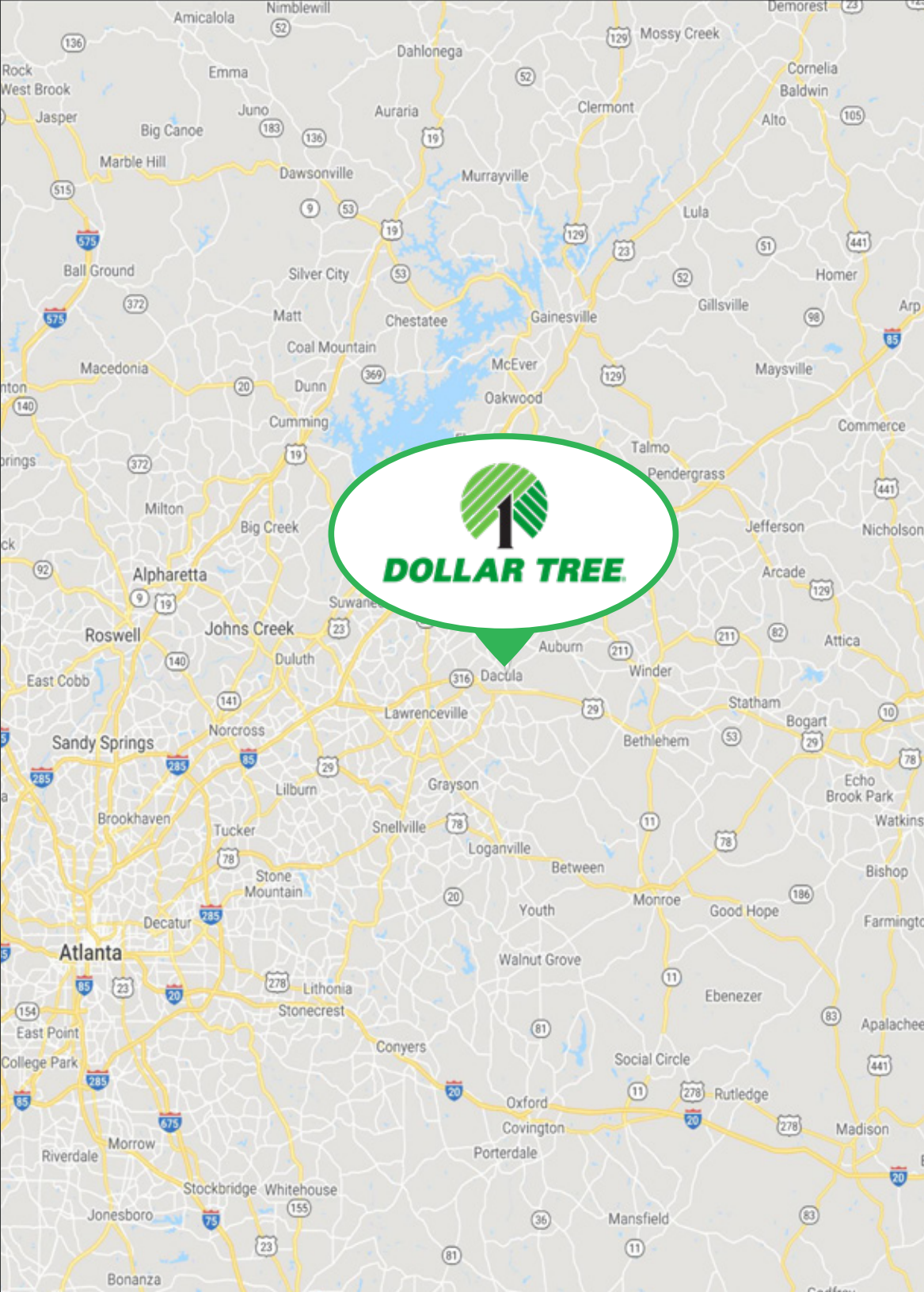
Dacula is situated in Gwinnett County, Georgia. Dacula was previously a frontier military outpost. Today, it is a growing suburban community that is positioned just 37 miles northeast of Downtown Atlanta. Positioned at the center of the innovation crescent, Dacula is cradled between important transportation routes such as Georgia Highway 316, U.S. 29, and the CSX Railroad. It is also nearby many educational resources including the University of Georgia in Athens and Georgia Gwinnett College in Lawrenceville.

The city features several nearby parks for recreational activities. Maple Creek Park offers a 9-hole disc golf course, a playground, a half-mile walking trail, and a pavilion. The Olde Mill Park in the Downtown District features a wood gazebo and a Veteran’s Memorial Monument.

Home to nearly 6,000 residents, Dacula is located halfway between Atlanta and Athens, giving it easy access to major transportation corridors, high-quality schools, stunning parks, and lots of shopping opportunities. Dacula provides a unique small-town experience within a community that exudes southern hospitality.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	3,597	33,309	108,985
2021 Estimate	3,430	31,409	103,386
2010 Census	2,879	24,528	86,204
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	1,178	10,406	33,218
2021 Estimate	1,124	9,814	31,471
2010 Census	939	7,654	26,010
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$83,472	\$100,528	\$105,018



#2 MOVING DESTINATION IN THE NATION

- Penske, "Annual Top Moving Destinations List, 2020"

#2 METRO AREA FOR BUSINESS CLIMATE

- Business Facilities, "2020 Metro Rankings Report"

#3 CITY FOR REAL ESTATE CONDITIONS

- Site Selection Group, "2020 Tech City Ranking Report"



ATLANTA, GA

With a city population of over 488,800 residents, Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta is an "alpha-" or "world city", exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. The Atlanta economy ranks 18th in the world and 10th in the nation with a gross domestic product of \$397 billion. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Due to 57 colleges and universities located in the city, Atlanta is considered a center for higher education.

#8 BEST CITY IN THE SOUTH

- *Southern Living, "The South's Best Cities, 2020"*

ATLANTA TOURISM

Atlanta is the most-visited destination in the state of Georgia. Atlanta offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to five professional sports teams: Atlanta Hawks, Atlanta Falcons, Atlanta United FC, Atlanta Braves, and Atlanta Thrashers. Over 50 million people visit Atlanta annually.



ATLANTA EVENTS

Atlanta celebrates various events and festivals each year. Food festivals include the Beer, Bourbon, and BBQ Festival in the spring, the Atlanta Food and Wine Festival in the summer, the Atlanta Greek Festival in the fall, and the Oysterfest in the winter. Music and film festivals include the Shaky Knees Music Festival in the spring, the Tunes from the Tombs at Historic Oakland Cemetery in the summer, the Imagine Music Festival in the fall, and the Atlanta Jewish Film Festival in the winter.

ATLANTA ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology. ACCORDING TO INVEST ATLANTA, 1.9M JOBS ARE TO BE CREATED BY 2040 AND THE RESIDENT POPULATION WILL INCREASE TO 1.5M BY 2050.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. HOME TO 26 OF AMERICA'S LARGEST CORPORATIONS (FORTUNE 1000) AND 220 OF THE NATION'S FASTEST-GROWING PRIVATE COMPANIES (INC. 5000), metro Atlanta is a premier location for regional and global headquarters. In fact, Atlanta contains the country's third-largest concentration of Fortune 500 companies. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area, and the region hosts offices of about 1,250 multinational corporations.

Metro Atlanta is a thriving ecosystem for entrepreneurs and new businesses. In 2017, ATLANTA WAS NAMED A RUNNER-UP TO THE TOP 20 TECH STARTUP ECOSYSTEMS GLOBALLY AND ONE OF THE TOP 10 CITIES FOR CORPORATE INNOVATION. There is an abundance of creative energy, talent, and entrepreneurial spirit in metro Atlanta. Many companies choose metro Atlanta to locate their innovation centers.

Atlanta is home to more than 64 accredited universities, colleges, and technical schools. Atlanta is home to three national universities which together account for approximately 100,000 in students, faculty, and staff. THE COLLEGES AND UNIVERSITIES IN THE ATLANTA REGION CREATE OVER 130,000 JOBS FOR THE STATE OF GEORGIA AND HAVE HIGH CONTRIBUTIONS TO THE STATE'S ECONOMY. According to the Metro Atlanta Chamber of Commerce, Atlanta is a national leader in attracting college-educated 25 to 34-year-olds to the region.

GLOBAL HEADQUARTERS



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Dollar Tree** located at **2590 Winder Highway | Dacula, GA 30019** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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